

# RED MOUNTAIN RANCH

## CDOT - UTILITY BORING PLAN

LOCATED TO THE SOUTHEAST OF US-6 AND NOGAL ROAD

LOCATED IN TRACT 70 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

### LEGAL DESCRIPTION:

PARCEL 1, RED MOUNTAIN RANCH, FILING NO. 5, ACCORDING TO THE PLAT  
RECORDED NOVEMBER 6, 2020 AT REC. NO. 202020731, COUNTY OF EAGLE, STATE  
OF COLORADO.

CONTAINING 17.510 ACRES, MORE OR LESS.

### BASIS OF BEARING:

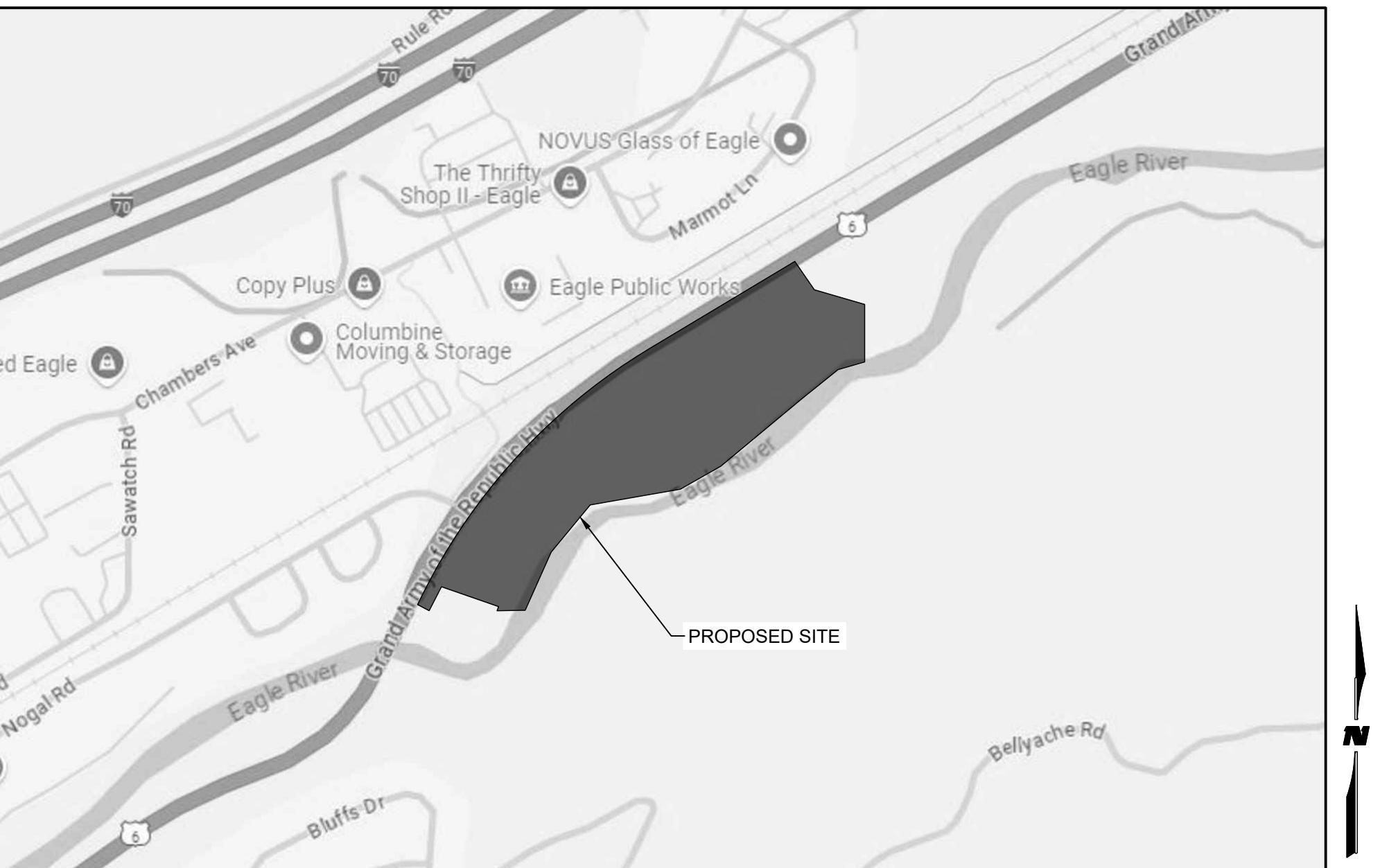
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY  
RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF  
PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEIPT NO.  
202020731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS  
26598" AND A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598  
P.O.L.", WITH THE LINE BETWEEN BEARING SOUTH 59° 02' 01" WEST, AS RECORDED  
ON THE PLAT THEREOF.

### BENCHMARK:

IN ORDER TO BE CONSISTENT WITH EXISTING INFORMATION FOR THE SUBJECT  
SITE, THE ELEVATIONS SHOWN HEREON ARE BASED UPON PREVIOUS SURVEY  
WORK PERFORMED BY ARCHIBEEQUE LAND CONSULTING, LTD. IN WHICH THE  
ELEVATION IS STATED FOR THE FOLLOWING BENCHMARK IS 6687.35 (NAVD88).

ELEVATIONS SHOWN HEREON ARE BASED UPON A POST PROCESSED STATIC  
GNSS TIE UTILIZING GEOD 18B TO MODEL THE ELLIPOIDAL SEPARATION ON A  
FOUND 3" BRASS CDOH CAP ON A 6" CONCRETE POST STAMPED "STATE HIGHWAY  
DEPT - R.O.W. MARKER - FAP NO. NRH240 E - STA 544+53.5" LOCATED  
APPROXIMATELY 1 MILE EAST OF THE ENTRANCE TO THE SUBJECT SITE ALONG  
U.S. HIGHWAY 6 AND NORTHEAST OF AN ENTRANCE/RAILROAD CROSSING  
APPROXIMATELY 230' AND NORTH OF THE NORTHERLY EDGE OF ASPHALT FOR U.S.  
HIGHWAY 6 APPROXIMATELY 40'. SAID POINT HAVING A PREVIOUSLY SURVEYED  
ELEVATION OF 6687.35' (NAVD88)

SITE BENCH MARKS:  
CONTROL PNT NO. 13900 - SET NO.5 REBAR WITH A 1.25" PINK PLASTIC CAP  
STAMPED "FWS CONTROL" APPROXIMATELY 0.1' ABOVE GRADE



VICINITY MAP

SCALE 1" = 500'

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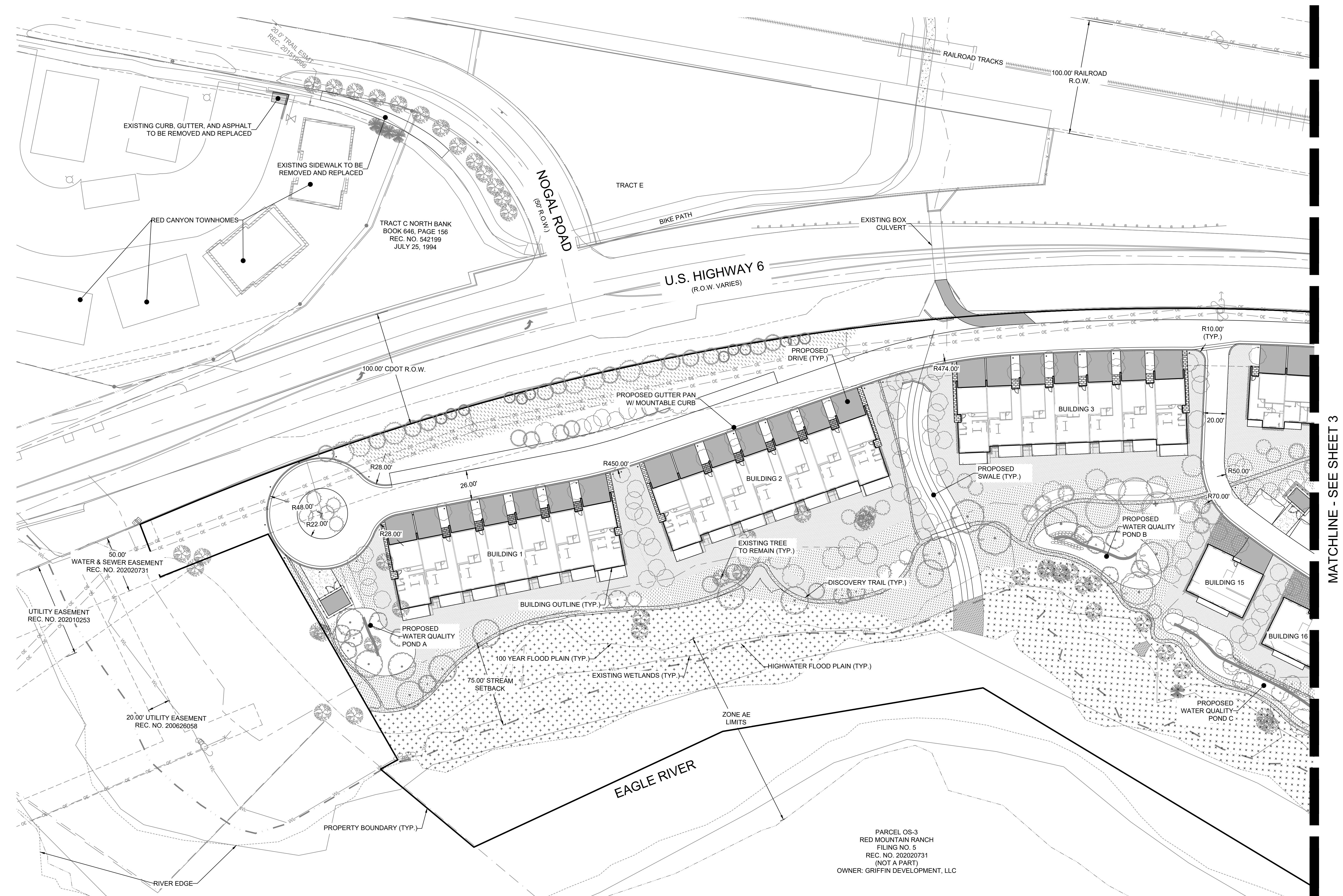
SHEET TITLE	SHEET NO.
COVER PAGE	1
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GENERAL NOTES	
1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.	
2. CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.	
3. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.	
4. REFERENCE TOWN OF EAGLE APPROVED CIVIL PLANS FOR ADDITIONAL WATER AND SEWER PLAN & PROFILE DESIGN.	
5. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.	
6. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.	
7. REFERENCE AREMA MRE MANUAL FOR DRY JACK AND BORE METHODS	
CIVIL ENGINEER:	WILSON & COMPANY
PROPERTY OWNERS:	GRiffin DEVELOPMENT, LLC
SEAL:	THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE TOWN OF EAGLE.
PROJECT NAME:	RED MOUNTAIN RANCH
17500 US-6	EAGLE COLORADO 81631
BY	1
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 16, 2026
SHEET TITLE:	COVER PAGE
SHEET DESC.:	1
SHEET NO.:	1 OF 10



Know what's below.  
Call before you dig.





Know what's below.  
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PROJECT NAME:	RED MOUNTAIN RANCH		
PROJECT NO.:	23-600-691-00		
DESIGNED BY:	BDB		
DRAWN BY:	TLC		
CHECKED BY:	BDB		
DATE:	JANUARY 16, 2026		
SHEET TITLE:	OVERALL SITE PLAN - WEST		
REV.	DATE	DESCRIPTION	BY
40	0	40	80
SCALE 1"=40' FEET			
SHEET DESC.:	2		
SHEET NO.:	2 OF 10		

**WILSON**  
**& COMPANY**

990 S BROADWAY SUITE 220  
DENVER, COLORADO 80229  
PHONE: 303-297-2936  
FAX: 303-297-2933  
www.wilsonco.com

GRiffin  
DEVELOPMENT,  
LLC

701 W. LIONHEAD CIR.  
VAIL, CO 81657

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PLANS BY THE TOWN OF  
EAGLE.

MATCHLINE - SEE SHEET 3

17500 US-6  
EAGLE COLORADO 81631

PROJECT NO. 23-600-691-00  
DESIGNED BY: BDB  
DRAWN BY: TLC  
CHECKED BY: BDB  
DATE: JANUARY 16, 2026

PARCEL OS-3  
RED MOUNTAIN RANCH  
FILING NO. 5  
REC. NO. 202020731  
(NOT A PART)  
OWNER: GRIFFIN DEVELOPMENT, LLC

811

Know what's below.  
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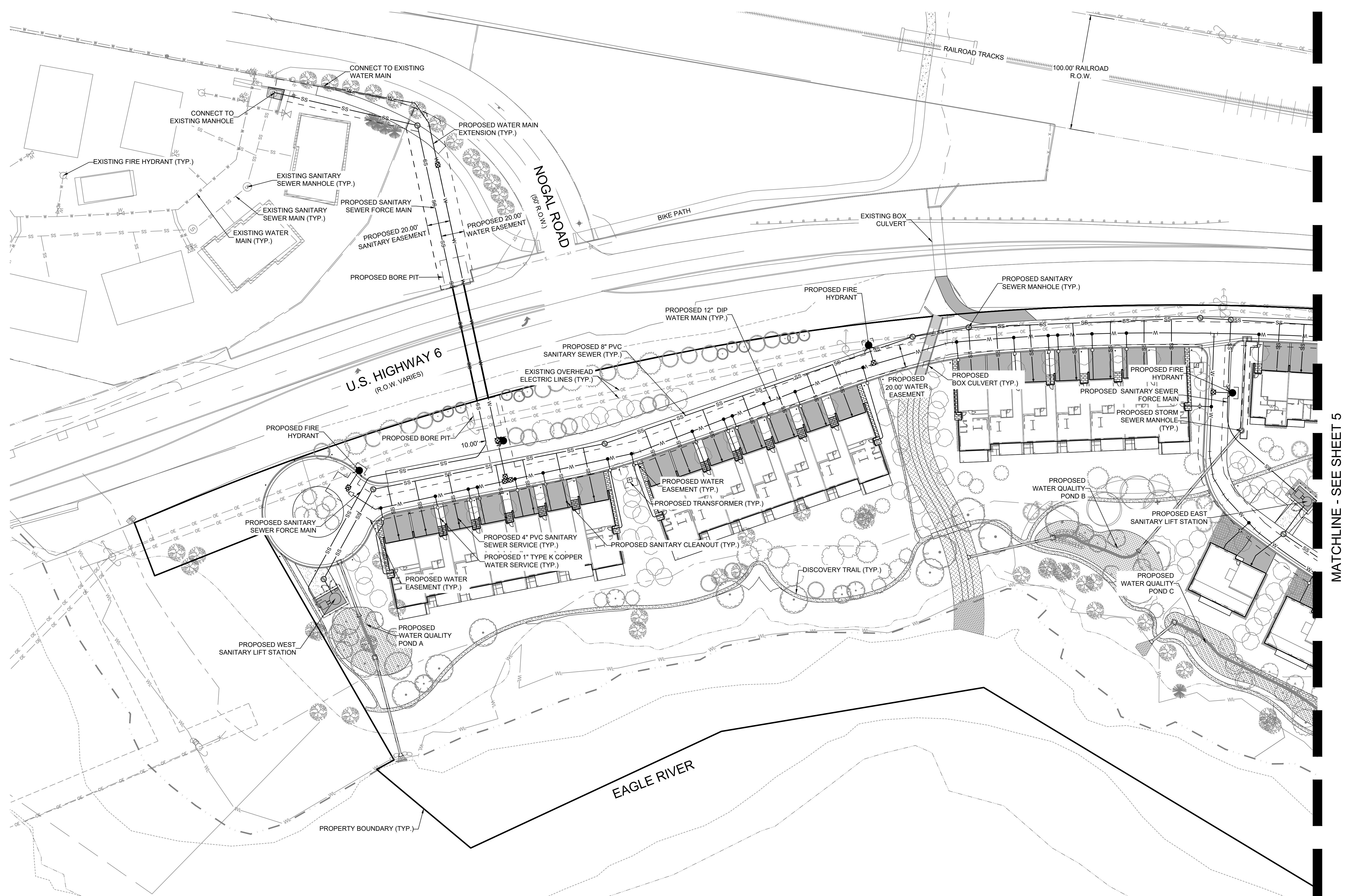
40 0 40 80

SCALE 1"=40' FEET

2



Know what's below.  
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MATCHLINE - SEE SHEET 5

PROJECT NAME:	RED MOUNTAIN RANCH		
SEAL:			
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	DRAWN BY:	TLC	
	CHECKED BY:	BDB	
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SHEET TITLE:	OVERALL UTILITY PLAN - WEST		
SHEET DESC.:	4	SCALE: 1"=40'	FEET
SHEET NO.:	4 OF 10		
990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2936 FAX: 303-297-2933 www.wilsonco.com	990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2936 FAX: 303-297-2933 www.wilsonco.com	990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2936 FAX: 303-297-2933 www.wilsonco.com	990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2936 FAX: 303-297-2933 www.wilsonco.com



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CHECKED BY: BDB  
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SHEET TITLE: OVERALL UTILITY PLAN - EAST

SCALE 1"=40' FEET

40 0 40 80

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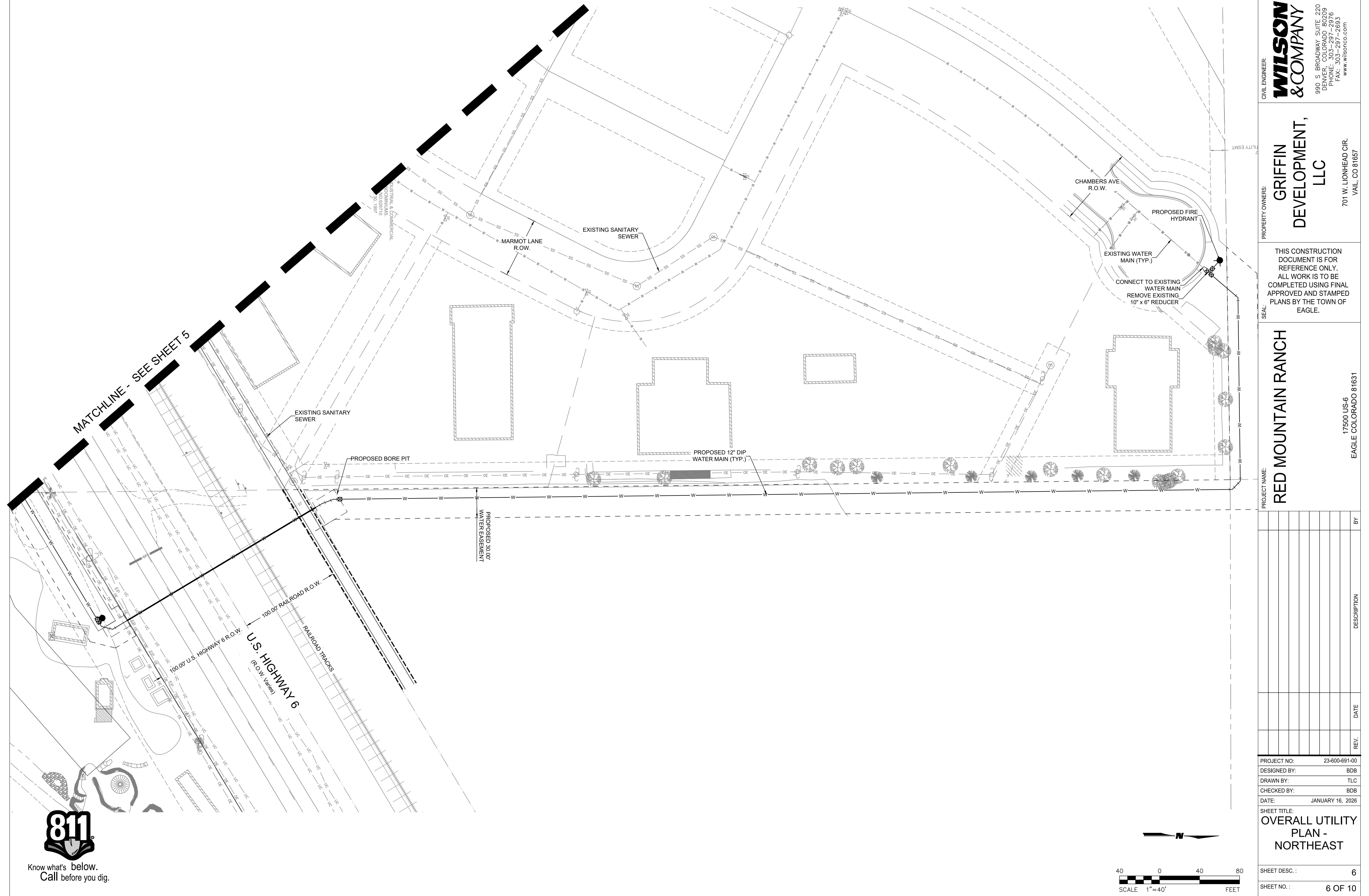
CIVIL ENGINEER:  
PROPERTY OWNERS:  
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SHEET NO.: 5 OF 10

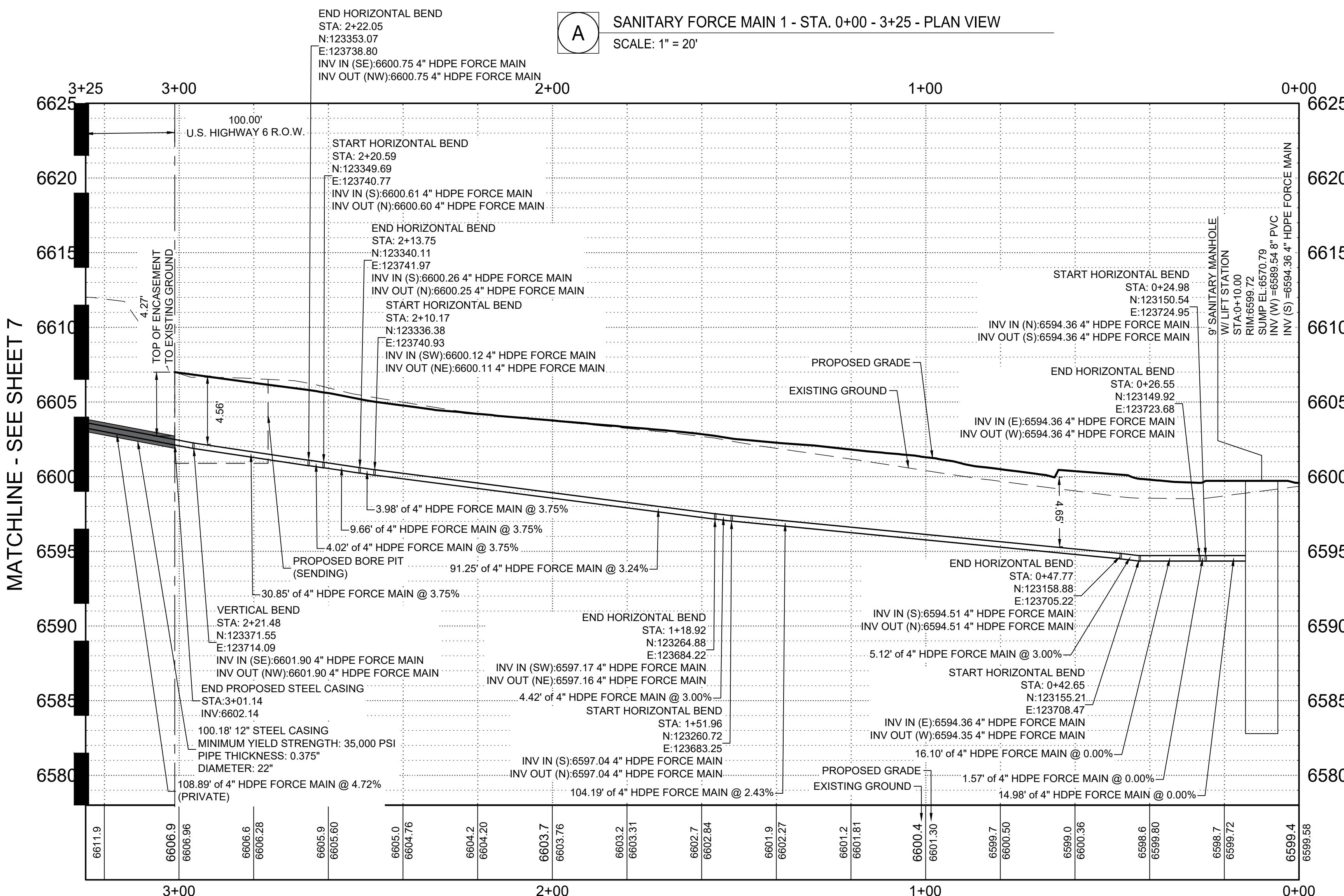
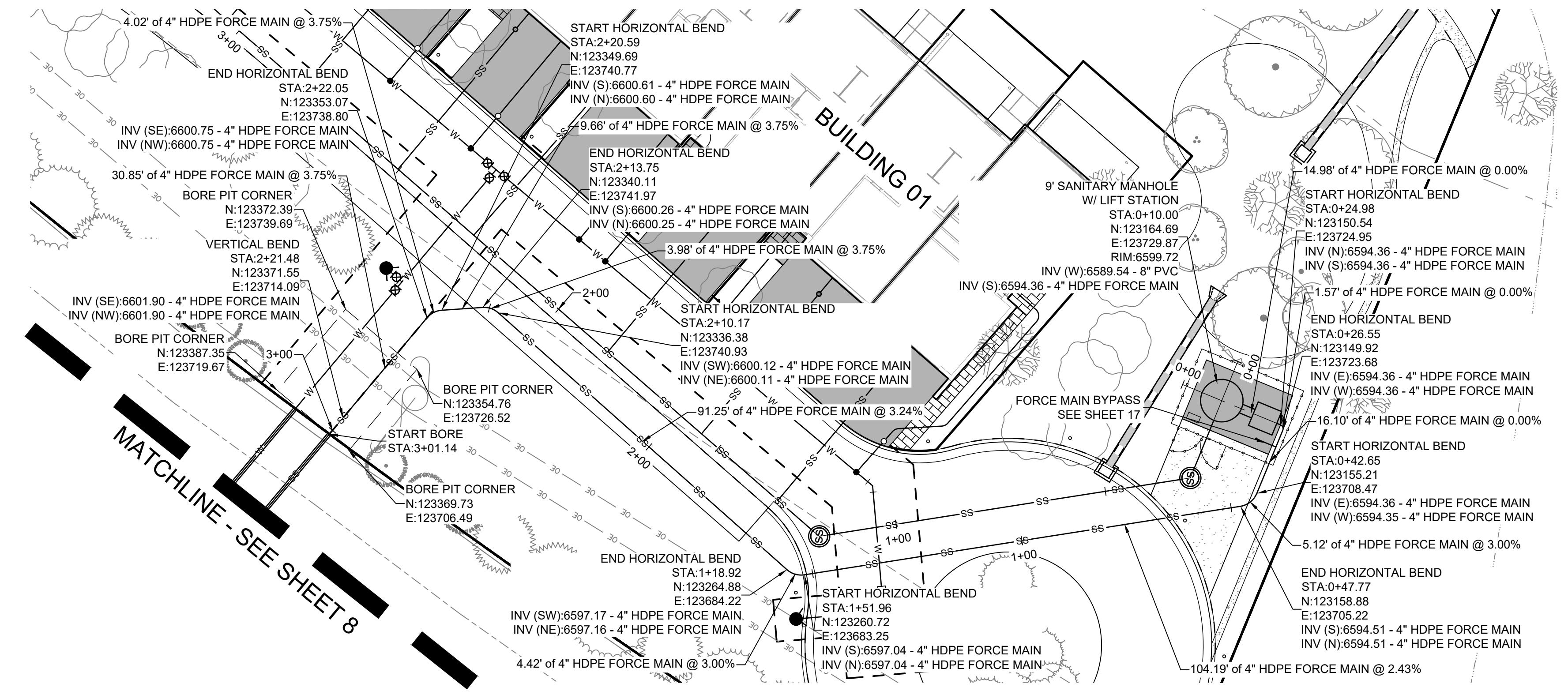


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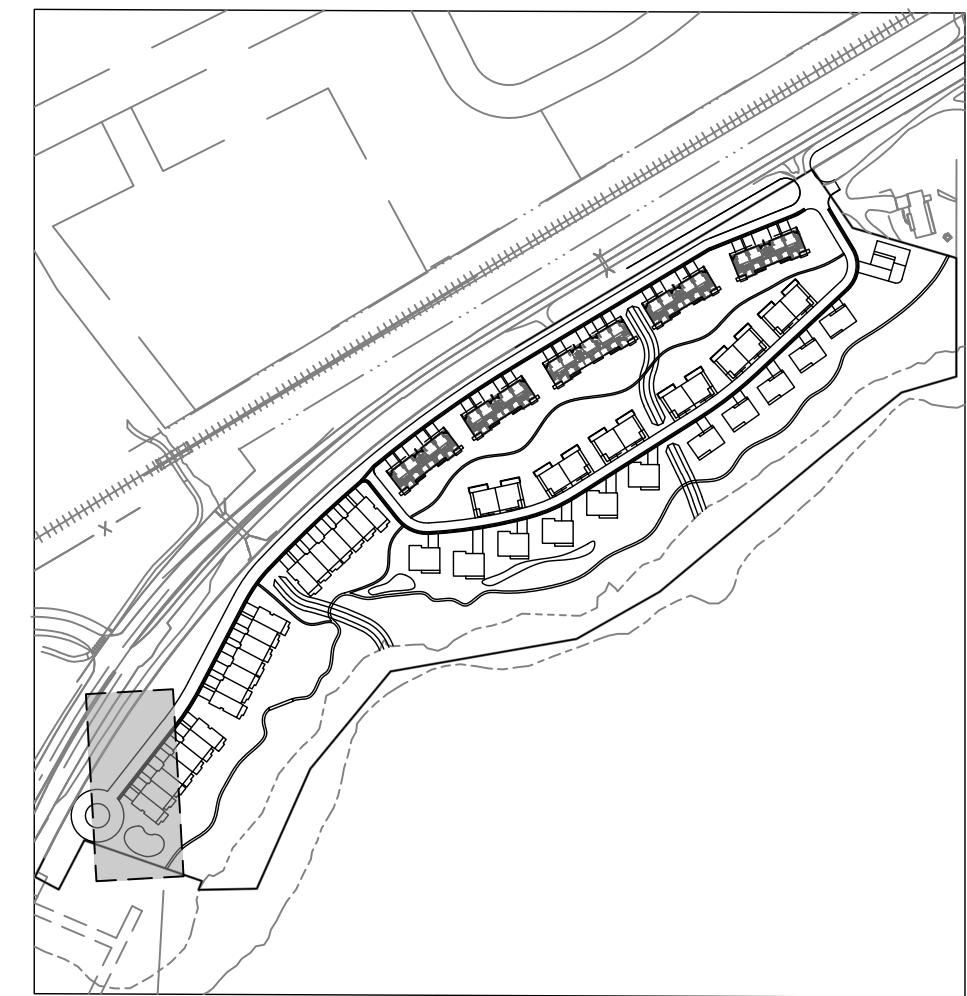


Know what's below.  
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**B** SANITARY FORCE MAIN 1 - STA. 0+00 - 3+25 - PROFILE VIEW  
SCALE: H 1" = 20' V 1" = 5'

**NOTE TO CONTRACTOR**  
CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.



**KEY MAP**  
SCALE: 1" = 350'

## GRiffin DEVELOPMENT, LLC

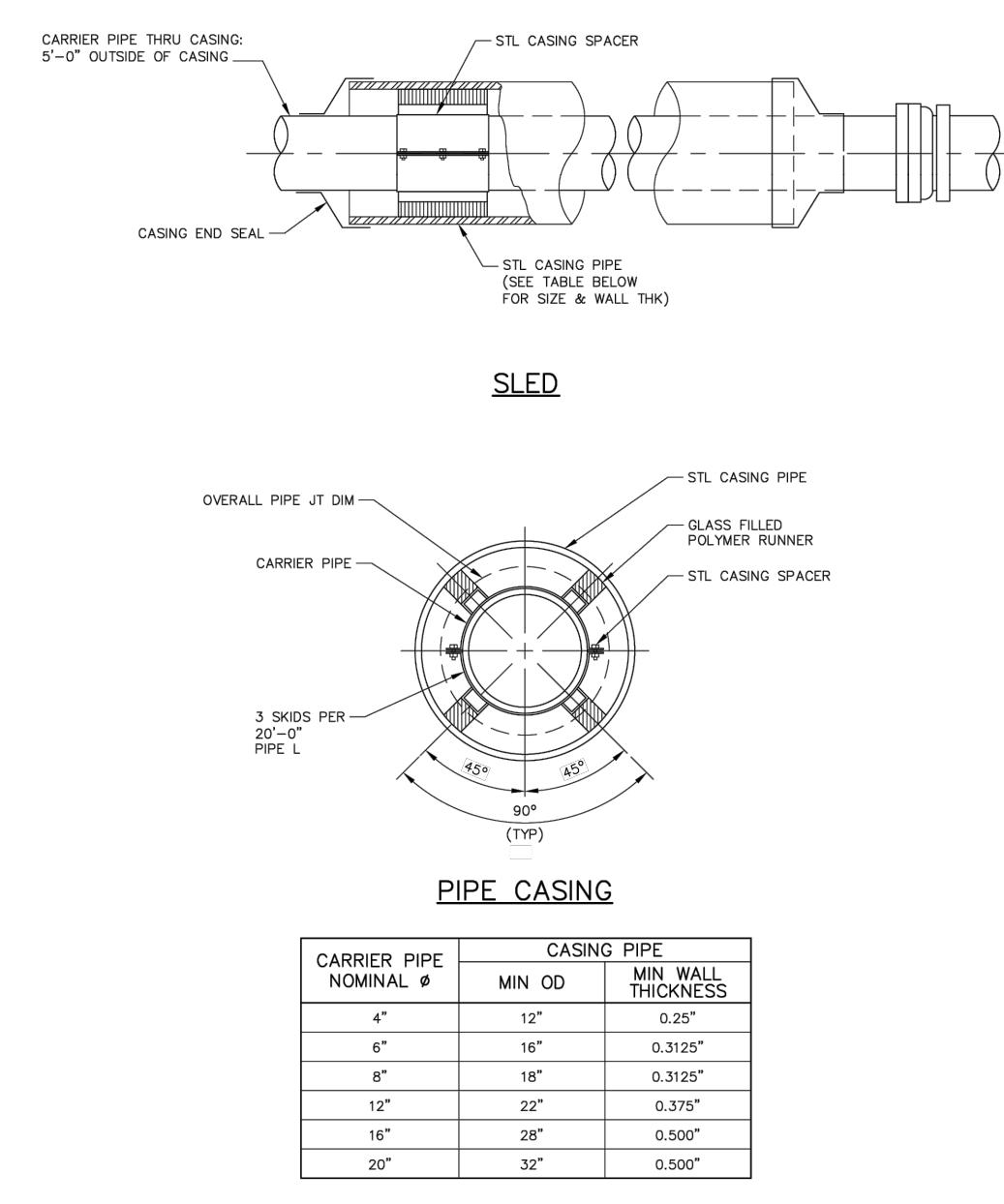
**WILSON & COMPANY**  
CIVIL ENGINEER:  
990 S BROADWAY SUITE 220  
DENVER, COLORADO 80229  
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DESIGNED BY: BDB  
DRAWN BY: TLC  
CHECKED BY: BDB  
DATE: JANUARY 16, 2026  
SHEET TITLE: SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 0+00 - 3+25  
SHEET DESC.: 7  
SHEET NO.: 7 OF 10



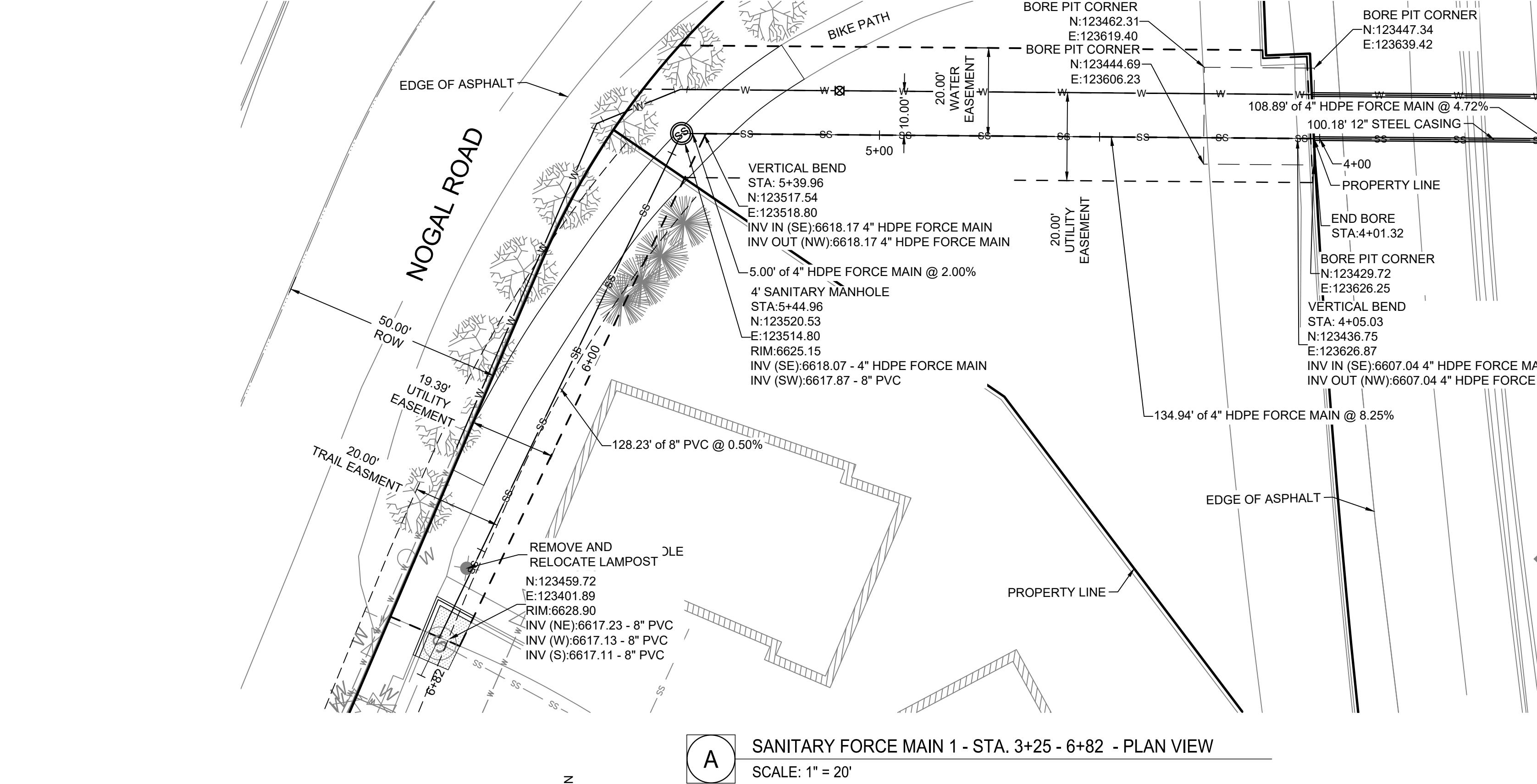
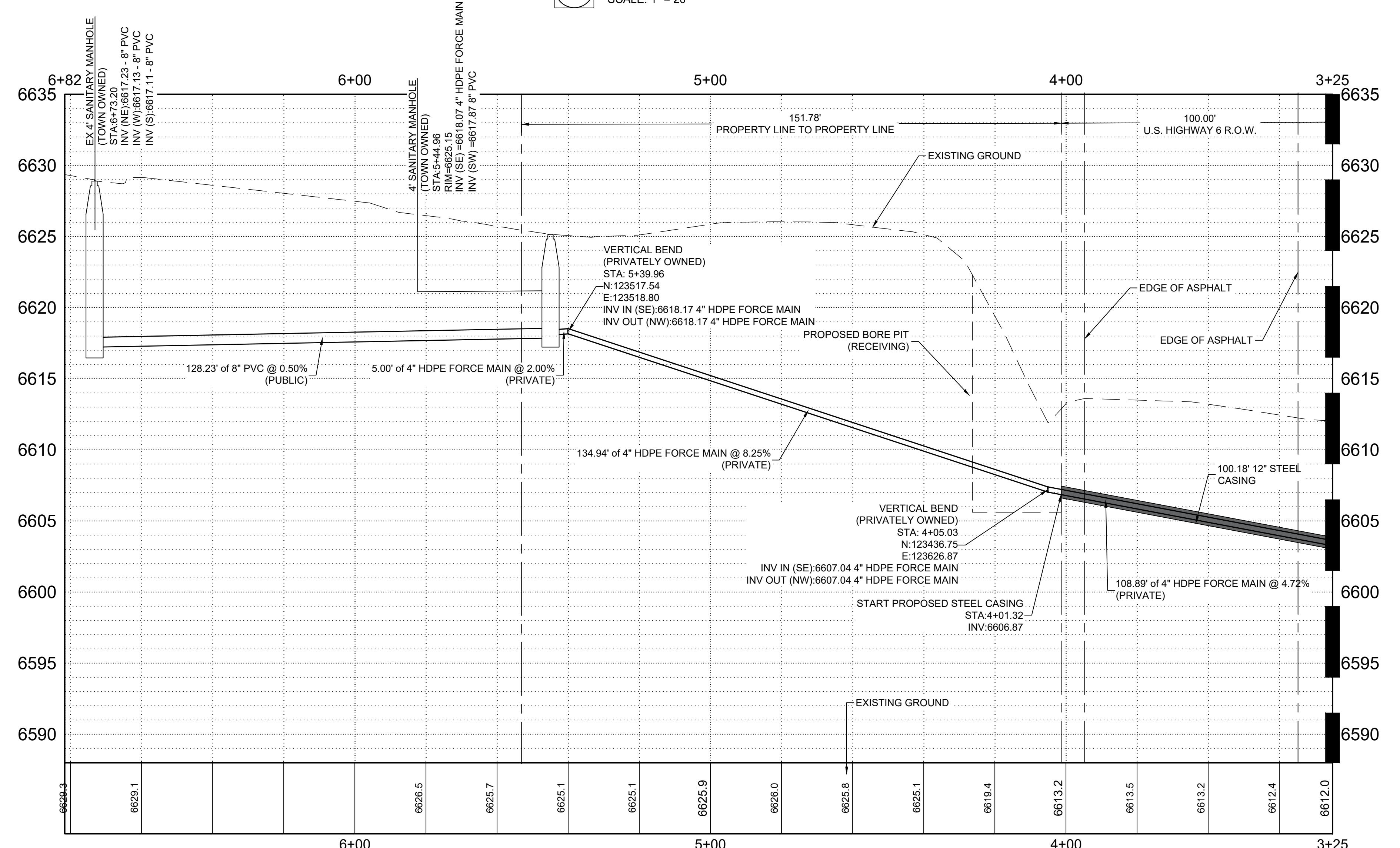
SCALE 1" = 20' HORIZONTAL  
1" = 5' VERTICAL FEET

CARRIER PIPE NOMINAL #	CASING PIPE NOMINAL #	MIN OD	MIN WALL THICKNESS
4"	12"	0.375"	0.305"
6"	16"	0.500"	0.3125"
8"	18"	0.625"	0.3125"
12"	23"	0.750"	0.375"
16"	28"	0.900"	0.500"
20"	32"	0.900"	0.500"

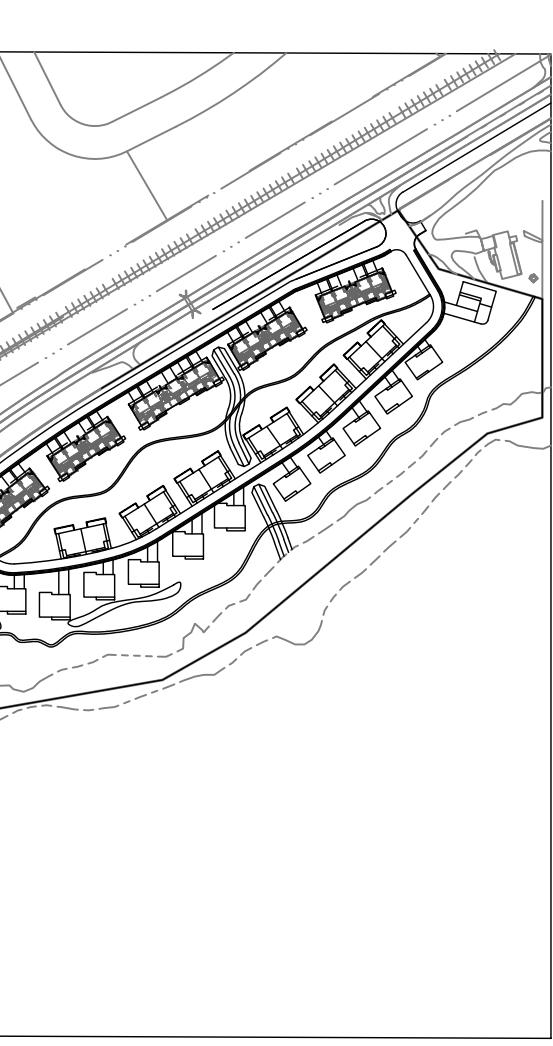
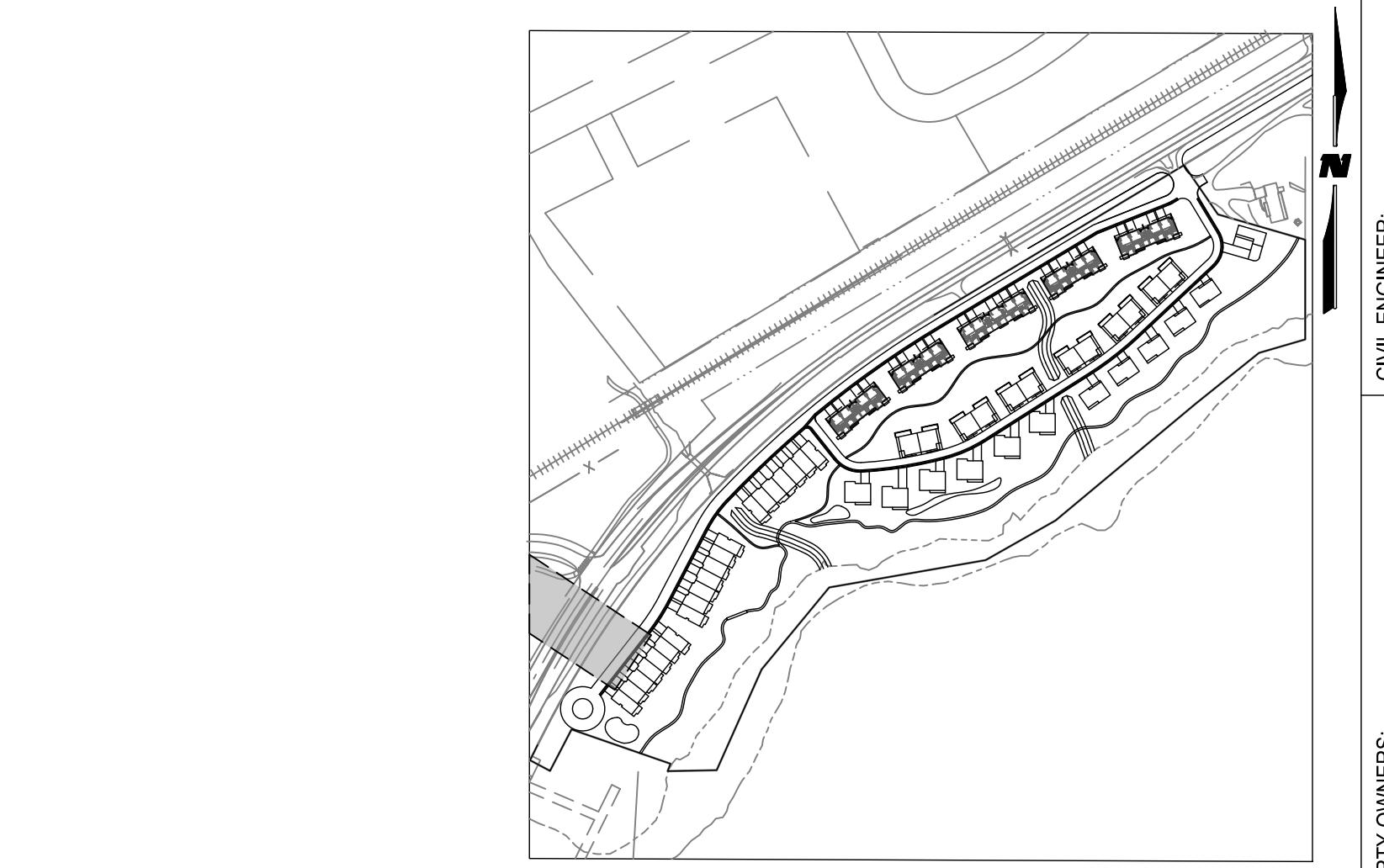
5 0 V 5 20 10  
20 0 H 20 10  
FEET



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**Matchline - SEE SHEET 7**



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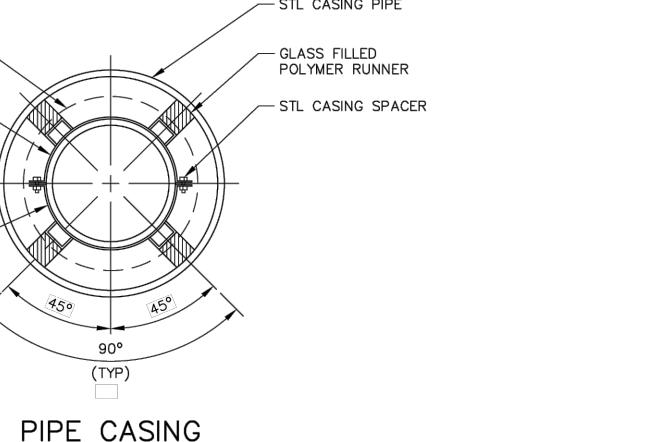
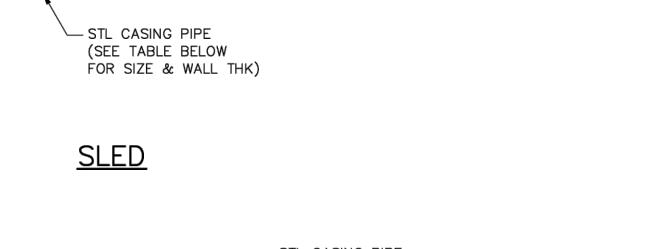
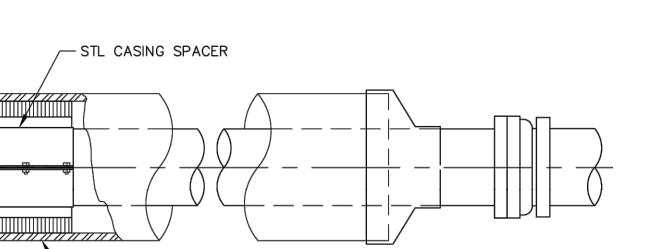
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**RED MOUNTAIN RANCH**

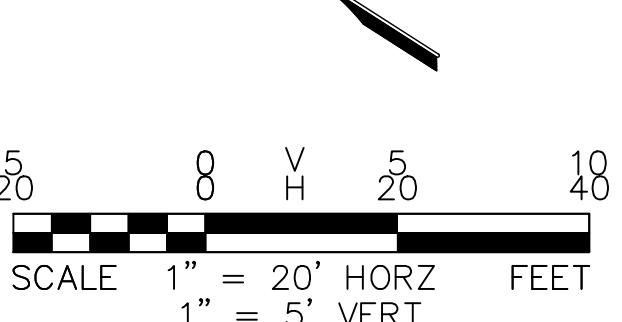
PROJECT NAME:

RE

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SHEET DESC.: 8  
SHEET NO.: 8 OF 10



CARRIER PIPE NOMINAL "	CASING PIPE MIN. OD	CASING PIPE MIN. WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"



17500 US-6  
EAGLE COLORADO 81631



